

24TH AT CAMELBACK II

2325 EAST CAMELBACK ROAD | PHOENIX, AZ





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THE BUILDING



LEED-PLATINUM & ENERGY STAR

CERTIFIED

HIGHLIGHTS

- Excellent Parking Ratio 3.5:1,000 with Executive parking directly below building, convenient surface Visitor parking, and additional parking in adjacent six-level parking structure
- 6 Elevators provide direct access from garage to each floor
- LEED Platinum Certified – 2013
- Energy Star – 92 Point Score (Top 7% of Buildings)
- On-Site Property Management
- 24-7-365 On-Site Security
- Outdoor Seating with Wi-Fi
- Common Conference Center on Ground Floor
- Tremendous Variety of Restaurants & Amenities within Walking Distance
- Quick & Convenient Access to Sky Harbor Airport
- Monument Signage Available
- Fitness Center in Phase I Complete

LIVE STREAMING HERE



THE AMENITIES



WITHIN REACH

Situated in Phoenix's prestigious Biltmore area – where access to dynamic shopping, restaurants, golf, and hotels are all within walking distance.

WALKABILITY





+35

DINING



+55

SHOPPING



+25

HEALTH & BEAUTY

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FACT SHEET

Suites Available:	Suite 100	±5,474 RSF (Available 03/01/2021 - Former Bank space)
	Suite 125	±4,558 RSF
	Suite 150	±3,230 RSF
	Suite 200 ¹	±36,387 RSF
	Suite 250 ¹	±2,794 RSF
	Suite 550	±1,945 RSF (Shell space)
	Suite 700 ²	±18,060 RSF
	Suite 750 ²	±8,850 RSF
	Suite 1000 ³	±26,910 RSF
	Suite 1100 ³	±26,910 RSF

¹Contiguous to 39,181 RSF

²Contiguous to 26,910 RSF

³Contiguous to 53,820 RSF

Base Rate: \$40.00 - \$43.50 PSF, full service start rate

Tenant

Improvements: Negotiable

Expense Stop: Base Year

Parking: 3.50/1,000 total
\$125 covered reserved, \$85.00 covered unreserved

Internet Providers: Cox, CenturyLink, Cogent, Level3

- Amenities:
- Monument signage available
 - Property Management On-Site
 - 24/7-365 On-site Security
 - On-Site Conference facilities
 - Fitness facilities on Campus
 - LEED Certified Platinum
 - Energy Star - 92 Point Score (Top 7% of Buildings)
 - Ample dining and entertainment within walking distance

For Leasing Information:

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